

WARRANTY DEED  
Joint Tenancy

012939

TRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS,

RETRANS  
TC  
PRC  
CF  
TM  
PFC

THAT DAVID H. ALTHENN and LAURA L. ALTHENN, n/k/a Laura L. Lancaster, in consideration of ONE DOLLAR and other valuable consideration paid by JOHN S. FITZGERALD and MELANIE L. FITZGERALD, whose mailing address is 35 Mathews Ave., #36, Waterville, Maine 04901, the receipt whereof We to hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said John S. Fitzgerald and Melanie L. Fitzgerald, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville, and being a part of a tract of land known as "Elmwood Park", designated as lot number eighteen (18) on said tract and on map of said land made by J. H. Berleigh, C.E., and filed in Kennebec Registry of Deed, and bounded and described as follows to wit:

Beginning at a point in the northerly line of Francis Street, so called, distant five hundred (500) feet westerly from the northwesterly corner of Francis Street and Russell Street, running thence westerly along the northerly side of Francis Street fifty (50) feet; thence northerly one hundred fifty (150) feet; thence easterly fifty (50) feet; thence southerly one hundred fifty (150) feet to said Francis Street to point of beginning.

Being the same premises acquired by David H. Althenn and Judy P. Althenn by warranty deed in joint tenancy of Yvette T. Roy dated June 21, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2481, Page 189. David H. Althenn received title to said property by virtue of an Abstract of Divorce Decree recorded in Book 3020, Page 11 of said Registry.

Meaning and Intending to convey the same premises as conveyed to David H. Althenn and Laura L. Althenn by David H. Althenn dated October 14, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3039, Page 170.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said John S. Fitzgerald and Melanie L. Fitzgerald, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee(s), their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee(s) to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said John S. Fitzgerald and Melanie L. Fitzgerald, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said David H. Althenn and Laura L. Althenn, (n/k/a Laura L. Lancaster), joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my/our hand(s) and seal(s) this 22nd day of June, 1990.

Signed, Sealed and Delivered  
in presence of

Donna G. Hayden  
(To Both)

David H. Althenn  
David H. Althenn

Laura L. Althenn Lancaster  
Laura L. Althenn (n/k/a Laura L. Lancaster)

STATE OF MAINE,  
County of Kennebec

June 22, 1990

Then personally appeared the above named David H. Althenn and acknowledged the foregoing instrument to be his free act and deed. Before me,

Donna G. Hayden  
Notary Public/~~Attorney at Law~~

Donna G. Hayden  
Printed Name NOTARY PUBLIC  
My Commission Expires  
June 22, 1992

RECEIVED KENNEBEC SS.

1990 JUN 28 AM 9:00

TEST: James R. Smith